

**TOPSOIL CULTIVATION** In accordance with BS 3882, Apply glyphosate herbicide prior cultivation and allow the recommended period before further action. Ensure ground is free draining by breaking up subsoil and installation of land drainage as required. Do not work the soil in frozen or waterlogged condition. Remove any debris and stones greater than 50mm from surface and cultivate to suitable till for planting. Rake surface to achieve required level flush with adjacent paving for turf and 50mm below for planting to allow for mulch layer and smooth flowing contours for open space areas without hollows or soft areas. Topsoil depths to be minimum 150mm for grass and 450mm for planting and at least 300mm of suitable subsoil beneath the topsoil layer. Site topsoil to be supplemented with imported topsoil in accordance with BS 3882. Shrub beds in grass areas to be neatly cut to layout shown.

**PLANTING** Plant material shall conform to the National Plant Specification and be healthy, vigorous specimens, well rooted but not pot bound, free from pests and disease, hardy and undamaged by transport operations in accordance with HTA handling and establishing landscape plants. Planting and turling to be in accordance with BS 3936 and 4428. Plant species substitutes will be permitted to accommodate availability and to include stock of particular good quality in nursery provided these are of a similar habit, size, colour, value etc and that they are **approved in advance** by the Landscape Architect. Native species to be local provenance. Bare root and rootballed plants to be planted between November and March. Backfill of planting holes and tree pits to be excavated topsoil with 25% by volume tree and shrub planting compost. Shrub pits to be generally 300 x 300 x 300mm or 75mm wider and deeper than the root spread. Tree pits to be 900 x 900 x 500mm or 150mm wider than the root spread. Stakes to be two 75mm diameter pointed stakes driven until firm and trimmed to 900mm above G.L. with 50 x 100mm crossbar screwed to stakes. Rubber tree cushion nailed to crossbar and rubber tree belling nailed to secure tree. Single 75mm diameter stake for bare-rooted trees with rubber free belling with spacer. Apply slow release fertiliser (18.10.10) at rate of 100g/ sq.m. to planting areas and 250g per tree. Thoroughly water planting.

**PLANTING DENSITIES/ SETTING OUT** Refer to the Planting Schedule for densities. Where a bed is indicated as mixed species on the plan, the area should be divided equally between the species shown and the relevant density for that species applied to that proportion of the bed. Taller species to the rear of the bed and smaller species to the front planted in bold groups of single species and not mixtures unless clearly requested on the plan annotations.

**TREE RABBIT GUARDS** If rabbit activity is noted in the area and guarding is authorised each bare-rooted native plant hedge plant to receive a 12/14 weight 900mm cane and 60cm clear spiral guard. Trees to receive 90cm spiral guard. If extensive rabbit activity is observed rabbit fencing to ornamental areas will be required as directed by the Landscape Architect.

**MULCH** Spread 50mm layer of general purpose bark mulch, free from large sticks, and debris over all shrub areas, 800mm wide strips for hedging and 800mm diameter circles for tree pits in grass with neatly trimmed edge.

**TURFING** Following cultivation preparation specified above supply and lay Rolawn Metadillon turf or similar approved with staggered joints close tultal to uniform levels to finish 25mm above adjacent paving levels once well tamped down. Use sharp sand spread on surface to achieve fine tuning of levels. Thoroughly soak turf on completion and ensure regular watering is arranged until the turf has rooted. Do not turf in waterlogged or frozen conditions.

**SEEDING AMENITY GRASS.** Following cultivation preparation specified above apply Cropwise low maintenance amenity mix or similar approved at a rate of 35gms/ sq.m. and roll with quiet or hand drawn ballast grass roller. Apply water with sprinkler hose in dry conditions to ensure germination. Levels to be flush with adjacent paving following firming and settlement of topsoil. Further stone-picking, top-dressing and re-seeding of bare patches to ensure uniform, level grass is established. Re-roll as required at first cut stage.

**SEEDING WILDFLOWER GRASS.** Preparation as for amenity grass and sow at 5 gms/ sq.m. Boston Seeds BSM1 in accordance with the suppliers recommendations.

**LANDSCAPE MAINTENANCE.** Any plants which fall within 5 years to be replaced in the season following failure to the original specification. Check and adjust stakes and ties every month, and remove stakes in year 5 when trees are suitably stable. Prune trees and shrubs once each year - formative prune to encourage good habit. Apply fertiliser once in Spring each year to grass 40gms/ sq.m. Apply fertiliser once in Spring each year to shrubs 20gms/ sq.m. - Semiocto slow release. Top up bark mulch to 50mm depth annually. Check for pests and diseases - treat as required. Water as required all landscape areas. Mow areas 18 times annually and remove arisings, trim edges. Apply selective herbicide and moss killer to grass as required. Re-seed, top dress and aerate lawns as required to maintain grass in good condition. Cut and take off wildflower grass twice annually. Collect litter from all landscape areas monthly. Apply Glyphosate herbicide to hard paved areas as required.

Proposed hedge

Proposed tree

Specimen shrub

Proposed grass

Proposed shrubs

Proposed native mix

Wild flower grass

Evergreen flowering shrubs delineate the plots and add colour interest

Tall native shrubs and groundcover suitable for beneath High Voltage cables enhances the local ecology and creates a natural screen

Wildflower grass to enhance the existing flora to add to the biodiversity

Wildflower grass to enhance the local biodiversity with Spring bulbs

Open area between native shrubs adds diversity and extends garden of plot 2

Evergreen screen planting to the bin store area reduces its visual prominence

Native planting combines with the adjacent hedge to extend the local wildlife habitat

Hedgerow trees with small canopies suitable for close to the HV cables add height to the low level native screen

Daffodil bulbs to the rear of the turfed grass area

Existing hedge retained and protected

Species rich native hedge to enhance the local biodiversity and provide a low level screen to reduce the landscape and visual impact of the development

Native species trees within the hedge adds immediate height to the natural screen and defines the boundary

parking for No. 47

Flowering Cherry trees with fastigate crowns add to streetscape

Tall shrubs alongside the wall and low shrubs in front of the windows

Access sightlines accommodated and grass verge restored

PLANTING SCHEDULE			
Type	Key	Specification	No/SQ.M.
<b>TREES</b>			
Crataegus Pauls Scarlet	CPS	RB 8-10cm	N/A
Malus sylvestris	MS	BR Feathered, 2-2.5m	N/A
Prunus avium	PA	BR Feathered, 2-2.5m	N/A
Prunus 'Pink Perfection'	PP	RB 8-10cm	N/A
Sorbus aucuparia	SA	BR Feathered, 2-2.5m	N/A
<b>SPECIMENS</b>			
Amelanchier lamarckii	AL	C10	N/A
Pinus mugo	PM	C10	N/A
Syringa vulgaris	SV	C10	N/A
<b>SHRUBS &amp; HERBACEOUS</b>			
		For all C2 read C2 or C3	
Bergenia cordifolia	Bc	C2, 20-30cm	5
Cornus alba Elegantissima	Ce	C2, 20-30cm	3
Cotoneaster conspicuus Decorus	Cc	C2, 30-40cm	3
Euonymus fortunei 'Emerald Gaiety'	Ee	C2, 20-30cm	5
Escallonia 'Red Elf'	Er	C3, 30-40cm	4
Hebe rakaiensis	Hr	C2, 20-30cm	3
Hebe 'Autumn Glory'	Hg	C2, 20-30cm	3
Hebe 'Blue Gem'	Hb	C2, 20-30cm	3
Lonicera nitida 'Maigreen'	Ln	C2, 20-30cm	3
Potentilla Lovely Pink	Pl	C2, 20-30cm	3
Cistus Silver Pink	Cs	C2, 20-30cm	3
Senecio sunshine	Ss	C2, 20-30cm	3
Vinca minor Atropurpurea	Vm	C2, 20-30cm	4
<b>NATIVE HEDGE</b>			
	NBH	5/lin. m. double row	% MIX
Prunus spinosa	Pru spi	BR, 45-60cm	13
Crataegus monogyna	Cra mon	BR, 45-60cm	60
Ilex aquifolium	Ile aqu	C3, 45-60cm	10
Corylus avellana	Cor ave	BR, 45-60cm	5
Rosa canina	Ros can	BR, 45-60cm	5
Lonicera periclymenum	Lon per	C2, 60-90cm	2
<b>NATIVE SHRUB MIX</b>			
		C3, 45-60cm	25
		BR, 45-60cm	25
		BR, 45-60cm	15
		BR, 45-60cm	15
		C2, 20-30cm	10
		C2, 20-30cm	10
<b>BULBS</b>			
Narcissus	N		As Shown

No.	Date	Revision		Initial



Project

LAND ADJACENT TO  
47 HIGH SEATON

Client

MESSRS ALFORD

Drawing

PROPOSED LANDSCAPE PLAN

Scale 1:200 @ A1 Drawn BW

Checked Date 28.02.22

Drawing No.

WW/L01